

mailed 8/11/06

### NOTICE OF PUBLIC HEARING

The Common Council of the City of Madison having before it for consideration a proposed ordinance relating to zoning and city planning.

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the Council Chambers, Room 201, in the City-County Building on Monday, August 21, 2006, at 6:00 p.m. before the Plan Commission, where opportunity will be afforded to all interested in being heard; and on Tuesday, September 5, 2006, at 6:45 p.m. before the regular meeting of the Common Council, at which time action on the ordinance will be considered.

**Public Hearing items may be called at any time after the beginning of the Plan Commission public hearings – 6:00 pm. Anyone wishing to speak on an item must fill out a registration slip and give it to the person running the meeting. The registration slips are on a table near the front of the meeting room, just inside the doors to the room.**

**The Plan Commission uses a "consent agenda", which means that the Commission can consider any item at 6:00 pm, if there are no registrants wishing to speak in opposition regardless of where the item is listed on the agenda".**

THE PROPERTY TO BE REZONED IS LOCATED AT 301 Junction Road  
ORDINANCE FILE #04210

1. WHEREAS, an Amended PUD(GDP) Planned Unit Development (General Development Plan) District has been duly filed for approval of the Madison Common Council and is hereby made an integral component of the zoning district regulations.

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

Paragraph 3215. of Subdivision (a) of Subsection (2) of Section 28.06 of the Madison General Ordinances is hereby created to read as follows:

"28.06(2)(a)3215. The following described property is hereby omitted from the PUD(SIP) Planned Unit Development (Specific Implementation Plan) District and added to the PUD(GDP) Planned Unit Development (General Development Plan) District:

Lot 1 CSM #9065, Also described as: Part of Lot 2, CSM No. 8664, recorded as Document No. 2878586, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the NE corner of said Lot 2, Certified Survey Map No. 8664, on the westerly line of Highway 12 & 14; thence along the said westerly line, S04°36'02"W, 251.54 feet to the point of beginning; thence continuing S04°36'02"W, 119.97 feet; thence S85°23'58"E, 20.00 feet; thence S04°36'02"W, 132.53 feet; thence N85°23'58"W, 210.03 feet; thence N64°15'47"W, 17.62 feet to a point on a curve on the easterly line of Junction Road; thence along said easterly line on a curve to the left which has a radius of 1060.00 feet and a chord which bears N17°45'13"E, 252.78 feet; thence S85°23'53"E, 148.94 feet to the point of beginning. This parcel contains 46,375 square feet or 1.06 acres."

2. WHEREAS, an Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan) District has been duly filed for approval of the Madison Common Council and is hereby made an integral component of the zoning district regulations.

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

Paragraph 3216. of Subdivision (a) of Subsection (2) of Section 28.06 of the Madison General Ordinances is hereby created to read as follows:

"28.06(2)(a)3216. The following described property is hereby omitted from the PUD(GDP) Planned Unit Development (General Development Plan) District and added to the PUD(SIP) Planned Unit Development (Specific Implementation Plan) District:

Lot 1 CSM #9065, Also described as: Part of Lot 2, CSM No. 8664, recorded as Document No. 2878586, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the NE corner of said Lot 2, Certified Survey Map No. 8664, on the westerly line of Highway 12 & 14; thence along the said westerly line, S04°36'02"W, 251.54 feet to the point of beginning; thence continuing S04°36'02"W, 119.97 feet; thence S85°23'58"E, 20.00 feet; thence S04°36'02"W, 132.53 feet; thence N85°23'58"W, 210.03 feet; thence N64°15'47"W, 17.62 feet to a point on a curve on the easterly line of Junction Road; thence along said easterly line on a curve to the left which has a radius of 1060.00 feet and a chord which bears N17°45'13"E, 252.78 feet; thence S85°23'53"E, 148.94 feet to the point of beginning. This parcel contains 46,375 square feet or 1.06 acres."

PUBLICATION DATE: TCT: August 7 & 14, 2006 MARIBETH WITZEL-BEHL INTERIM CITY CLERK



Location  
301 Junction Road

Applicant  
Jason Smith – Insite Real Estate Development/  
William Simpson – FCM Corporation

From: PUD(GDP) To: Amended  
PUD(GDP-SIP)

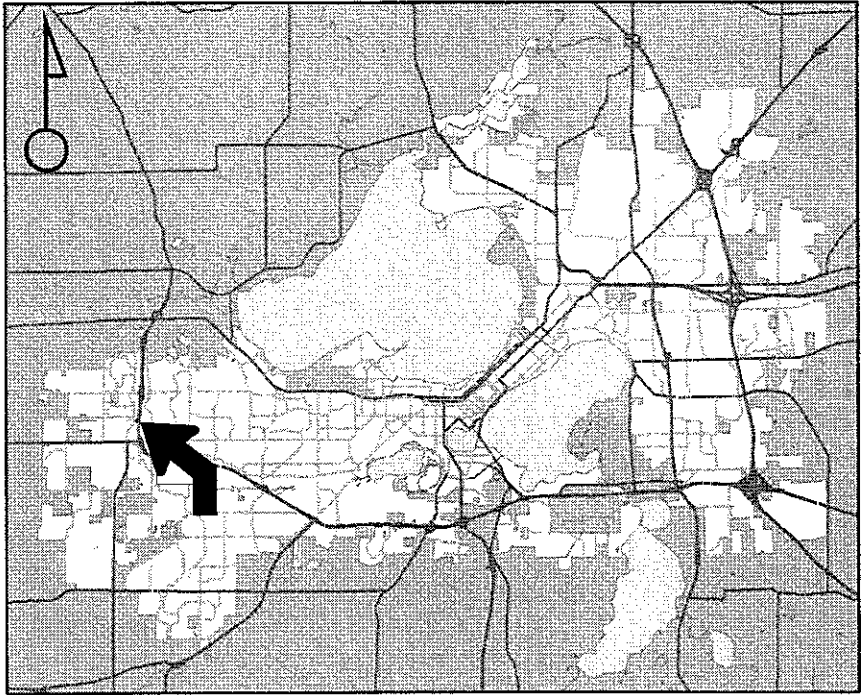
Existing Use  
Vacant Retail Store

Proposed Use  
Convert Vacant Retail Store  
into Bank with Drive-Up Teller

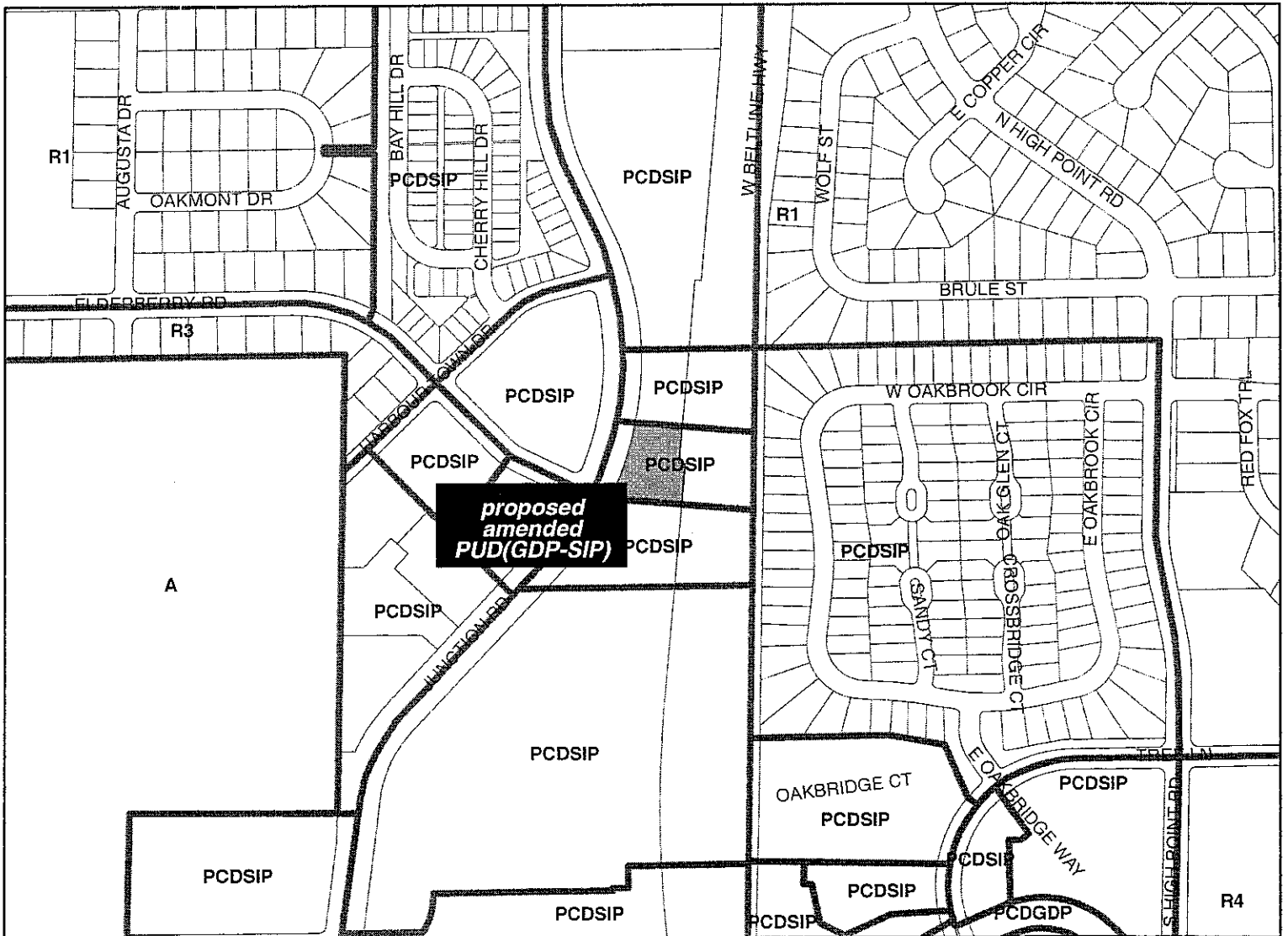
Public Hearing Date

Plan Commission  
21 August 2006

Common Council  
05 September 2006



For Questions Contact: Bill Roberts at: 266-5974 or wroberts@cityofmadison.com or City Planning at 266-4635



COMMON COUNCIL OFFICE (21)  
LISA VELDRAN  
417 CCB

CITY TRAFFIC ENGINEER  
DAN MCCORMICK  
MMB

DANE COUNTY ZONING ADMIN  
116 CCB

CITY PLANNING & DEVELOPMENT  
MARK OLINGER  
MMB

CITY ENGINEER  
GARY DALLMANN  
115 CCB

WATER UTILITY  
AL LARSON  
119 E OLIN AVENUE

BOARD OF EDUCATION  
545 W DAYTON ST  
MADISON WI 53703

AIRPORT DIRECTOR  
DANE COUNTY REGIONAL AIRPORT  
4000 INTERNATIONAL LN  
MADISON WI 53704

301jr 0708-224-1461-4  
Location: 301 Harbour Town Dr # 329  
ANDERSON, AARON  
& YOUNGMIN YEO  
301 HARBOUR TOWN DR # 329  
MADISON WI 53717

301jr 0708-224-1426-8  
Location: 301 Harbour Town Dr # 226  
COLLINS, TOM W  
& LYNDA A COLLINS  
301 HARBOUR TOWN DR # 226  
MADISON WI 53717

301jr 0708-224-1468-0  
Location: 301 Harbour Town Dr # 402  
DANUSER, WILLIAM N  
301 HARBOUR TOWN DR # 402  
MADISON WI 53717

301jr 0708-224-1479-7  
Location: 301 Harbour Town Dr # 414  
DOBESH, DAVID E  
& ANN L DOBESH  
301 HARBOUR TOWN DR # 414  
MADISON WI 53717

301jr 0708-224-1491-1  
Location: 301 Harbour Town Dr # 427  
GANT ET AL, KIMBERLY M  
6635 CLOVERNOOK RD  
MIDDLETON WI 53562

301jr 0708-224-1423-4  
Location: 301 Harbour Town Dr # 223  
GILLES, JUDY M  
301 HARBOUR TOWN DR # 223  
MADISON WI 53717

301jr 0708-224-1405-2  
Location: 301 Harbour Town Dr # 203  
HILLS, GEOFFREY L  
301 HARBOUR TOWN DR # 203  
MADISON WI 53717

301jr 0708-224-0210-6  
Location: 301 Junction Rd  
INSITE MADISON LLC  
% EPROPERTYTAX  
PO BOX 4900  
SCOTTSDALE AZ 85261-4900

301jr 0708-224-0211-4  
Location: 341 Junction Rd  
JUNCTION ROAD LLC  
8383 GREENWAY BLVD  
MIDDLETON WI 53562

301jr 0708-224-1455-7  
Location: 301 Harbour Town Dr # 323  
LACROSSE, JOE J  
301 HARBOUR TOWN DR # 323  
MADISON WI 53717

301jr 0708-224-1475-5  
Location: 301 Harbour Town Dr # 409  
BRANDLE, MARGARET  
301 HARBOUR TOWN DR # 409  
MADISON WI 53717

301jr 0708-224-1471-3  
Location: 301 Harbour Town Dr # 405  
CONROY, AARON P  
& KIMBERLY J CONROY  
301 HARBOUR TOWN DR # 405  
MADISON WI 53717

301jr 0708-224-1436-7  
Location: 301 Harbour Town Dr # 302  
DAVIES, THOMAS R  
301 HARBOUR TOWN DR # 302  
MADISON WI 53717

301jr 0708-224-1443-2  
Location: 301 Harbour Town Dr # 309  
ECKELS, JACKIE J  
301 HARBOUR TOWN DR # 309  
MADISON WI 53717

301jr 0708-224-1430-9  
Location: 301 Harbour Town Dr # 230  
GANT, JUDITH R  
301 HARBOUR TOWN DR # 230  
MADISON WI 53717

301jr 0708-224-1451-5  
Location: 301 Harbour Town Dr # 318  
GOOD, GLENNA J  
301 HARBOUR TOWN DR # 318  
MADISON WI 53717

301jr 0708-224-1447-4  
Location: 301 Harbour Town Dr # 314  
HUGHES TRUST, SUSAN  
301 HARBOUR TOWN DR # 314  
MADISON WI 53717

301jr 0708-224-1495-3  
Location: 301 Harbour Town Dr # 431  
JACKSON, IRISH L  
301 HARBOUR TOWN DR # 431  
MADISON WI 53717

301jr 0708-224-1464-8  
Location: 301 Harbour Town Dr # 332  
KIM, JIYOUNG  
301 HARBOUR TOWN DR # 332  
MADISON WI 53717

301jr 0708-224-1484-6  
Location: 301 Harbour Town Dr # 420  
LAFOND, SUZANNE M  
301 HARBOUR TOWN DR # 420  
MADISON WI 53717

301jr 0708-224-1442-4  
Location: 301 Harbour Town Dr # 308  
CLEARY, TERRANCE D  
& DORIS J CLEARY  
301 HARBOUR TOWN DR # 308  
MADISON WI 53717

301jr 0708-224-1493-7  
Location: 301 Harbour Town Dr # 429  
COOK, JEREMY NATHAN  
301 HARBOUR TOWN DR # 429  
MADISON WI 53717

301jr 0708-224-1456-5  
Location: 301 Harbour Town Dr # 324  
DEWALL, BRUCE M  
301 HARBOUR TOWN DR # 324  
MADISON WI 53717

301jr 0708-224-1470-5  
Location: 301 Harbour Town Dr # 404  
ERICKSON, BRADLEY R  
301 HARBOUR TOWN DR # 404  
MADISON WI 53717

301jr 0708-224-1439-1  
Location: 301 Harbour Town Dr # 305  
GARDE, DAVID R  
301 HARBOUR TOWN DR # 305  
MADISON WI 53717

301jr 0708-224-1419-3  
Location: 301 Harbour Town Dr # 218  
HEINE, BETHANY N  
301 HARBOUR TOWN DR # 218  
MADISON WI 53717

301jr 0708-224-1449-0  
Location: 301 Harbour Town Dr # 316  
HYLAND, JANE  
301 HARBOUR TOWN DR # 316  
MADISON WI 53717

301jr 0708-224-0401-1  
Location: 301 Harbour Town Dr  
JUNCTION POINT CONDO ASSC  
INC % ROBERT NIEBAUER  
7609 ELMWOOD AVE  
MIDDLETON WI 53562

301jr 0708-224-1481-2  
Location: 301 Harbour Town Dr # 416  
KRENCIK JR, ROBERT C &  
JOANNE & ROBERT KRENCIK  
301 HARBOUR TOWN DR # 416  
MADISON WI 53717

301jr 0708-224-1424-2  
Location: 301 Harbour Town Dr # 224  
LAMA, KARGYL  
& DOLMA BOOM  
301 HARBOUR TOWN DR # 224  
MADISON WI 53717

301jr 0708-224-0401-1  
Location: 301 Harbour Town Dr # 246  
OCCUPANT  
301 Harbour Town Dr # 246  
Madison WI 53717

301jr 0708-224-1434-1  
Location: 301 Harbour Town Dr # 300  
OCCUPANT  
301 Harbour Town Dr # 300  
Madison WI 53717

301jr 0708-224-1441-6  
Location: 301 Harbour Town Dr # 307  
OCCUPANT  
301 Harbour Town Dr # 307  
Madison WI 53717

301jr 0708-224-1444-0  
Location: 301 Harbour Town Dr # 310  
OCCUPANT  
301 Harbour Town Dr # 310  
Madison WI 53717

301jr 0708-224-1445-8  
Location: 301 Harbour Town Dr # 311  
OCCUPANT  
301 Harbour Town Dr # 311  
Madison WI 53717

301jr 0708-224-1448-2  
Location: 301 Harbour Town Dr # 315  
OCCUPANT  
301 Harbour Town Dr # 315  
Madison WI 53717

301jr 0708-224-1453-1  
Location: 301 Harbour Town Dr # 321  
OCCUPANT  
301 Harbour Town Dr # 321  
Madison WI 53717

301jr 0708-224-1454-9  
Location: 301 Harbour Town Dr # 322  
OCCUPANT  
301 Harbour Town Dr # 322  
Madison WI 53717

301jr 0708-224-1457-3  
Location: 301 Harbour Town Dr # 325  
OCCUPANT  
301 Harbour Town Dr # 325  
Madison WI 53717

301jr 0708-224-1459-9  
Location: 301 Harbour Town Dr # 327  
OCCUPANT  
301 Harbour Town Dr # 327  
Madison WI 53717

301jr 0708-224-1465-6  
Location: 301 Harbour Town Dr # 334  
OCCUPANT  
301 Harbour Town Dr # 334  
Madison WI 53717

301jr 0708-224-1467-2  
Location: 301 Harbour Town Dr # 401  
OCCUPANT  
301 Harbour Town Dr # 401  
Madison WI 53717

301jr 0708-224-1469-8  
Location: 301 Harbour Town Dr # 403  
OCCUPANT  
301 Harbour Town Dr # 403  
Madison WI 53717

301jr 0708-224-1472-1  
Location: 301 Harbour Town Dr # 406  
OCCUPANT  
301 Harbour Town Dr # 406  
Madison WI 53717

301jr 0708-224-1473-9  
Location: 301 Harbour Town Dr # 407  
OCCUPANT  
301 Harbour Town Dr # 407  
Madison WI 53717

301jr 0708-224-1477-1  
Location: 301 Harbour Town Dr # 411  
OCCUPANT  
301 Harbour Town Dr # 411  
Madison WI 53717

301jr 0708-224-1478-9  
Location: 301 Harbour Town Dr # 412  
OCCUPANT  
301 Harbour Town Dr # 412  
Madison WI 53717

301jr 0708-224-1480-4  
Location: 301 Harbour Town Dr # 415  
OCCUPANT  
301 Harbour Town Dr # 415  
Madison WI 53717

301jr 0708-224-1482-0  
Location: 301 Harbour Town Dr # 417  
OCCUPANT  
301 Harbour Town Dr # 417  
Madison WI 53717

301jr 0708-224-1485-4  
Location: 301 Harbour Town Dr # 421  
OCCUPANT  
301 Harbour Town Dr # 421  
Madison WI 53717

301jr 0708-224-1489-6  
Location: 301 Harbour Town Dr # 425  
OCCUPANT  
301 Harbour Town Dr # 425  
Madison WI 53717

301jr 0708-224-1491-1  
Location: 301 Harbour Town Dr # 427  
OCCUPANT  
301 Harbour Town Dr # 427  
Madison WI 53717

301jr 0708-224-1494-5  
Location: 301 Harbour Town Dr # 430  
OCCUPANT  
301 Harbour Town Dr # 430  
Madison WI 53717

301jr 0708-224-1497-9  
Location: 301 Harbour Town Dr # 434  
OCCUPANT  
301 Harbour Town Dr # 434  
Madison WI 53717

301jr 0708-224-1401-0  
Location: 302 Junction Rd # 322  
OCCUPANT  
302 Junction Rd # 322  
Madison WI 53717

301jr 0708-224-1401-0  
Location: 314 Junction Rd  
OCCUPANT  
314 Junction Rd  
Madison WI 53717

301jr 0708-224-1401-0  
Location: 314 Junction Rd # 2  
OCCUPANT  
314 Junction Rd # 2  
Madison WI 53717

301jr 0708-224-1401-0  
Location: 314 Junction Rd # 4  
OCCUPANT  
314 Junction Rd # 4  
Madison WI 53717

301jr 0708-224-1401-0  
Location: 314 Junction Rd # 5  
OCCUPANT  
314 Junction Rd # 5  
Madison WI 53717

301jr 0708-224-1401-0  
Location: 314 Junction Rd # 6  
OCCUPANT  
314 Junction Rd # 6  
Madison WI 53717

301jr 0708-224-1477-1  
Location: 301 Harbour Town Dr # 411  
PRDC JUNCTION POINT INC  
7609 ELMWOOD AVE  
MIDDLETON WI 53562

301jr 0708-224-1478-9  
Location: 301 Harbour Town Dr # 412  
PRDC JUNCTION POINT INC  
7609 ELMWOOD AVE  
MIDDLETON WI 53562

301jr 0708-224-1480-4  
Location: 301 Harbour Town Dr # 415  
PRDC JUNCTION POINT INC  
7609 ELMWOOD AVE  
MIDDLETON WI 53562

301jr 0708-224-1482-0  
Location: 301 Harbour Town Dr # 417  
PRDC JUNCTION POINT INC  
7609 ELMWOOD AVE  
MIDDLETON WI 53562

301jr 0708-224-1485-4  
Location: 301 Harbour Town Dr # 421  
PRDC JUNCTION POINT INC  
7609 ELMWOOD AVE  
MIDDLETON WI 53562

301jr 0708-224-1489-6  
Location: 301 Harbour Town Dr # 425  
PRDC JUNCTION POINT INC  
7609 ELMWOOD AVE  
MIDDLETON WI 53562

301jr 0708-224-1497-9  
Location: 301 Harbour Town Dr # 434  
PRDC JUNCTION POINT INC  
7609 ELMWOOD AVE  
MIDDLETON WI 53562

301jr 0708-224-1407-8  
Location: 301 Harbour Town Dr # 205  
RICHARD, MELVIN H  
& MARIAN R RICKARD  
317 E MADISON  
DODGEVILLE WI 53533

301jr 0708-224-1404-4  
Location: 301 Harbour Town Dr # 202  
RICHARDS, J P  
& BETH RICHARDS  
PO BOX 5206  
MADISON WI 53705-0206

301jr 0708-224-1415-1  
Location: 301 Harbour Town Dr # 214  
ROBBINS, LAURIE A  
301 HARBOUR TOWN DR # 214  
MADISON WI 53717

301jr 0708-224-1483-8  
Location: 301 Harbour Town Dr # 418  
RUDIN, BRIAN D  
301 HARBOUR TOWN DR # 418  
MADISON WI 53717

301jr 0708-224-1490-3  
Location: 301 Harbour Town Dr # 426  
SCHLOUGH, STEPHEN D  
& MARY ELLEN SCHLOUGH  
301 HARBOUR TOWN DR # 426  
MADISON WI 53717

301jr 0708-224-1414-3  
Location: 301 Harbour Town Dr # 212  
SELK, ANDREW C  
& CARMEN ROMERO-GONZALEZ  
301 HARBOUR TOWN DR # 212  
MADISON WI 53717

301jr 0708-224-1440-8  
Location: 301 Harbour Town Dr # 306  
SHERVEN, BECKI L  
301 HARBOUR TOWN DR # 306  
MADISON WI 53717

301jr 0708-224-1401-0  
Location: 344 Junction Rd  
SHOPS AT JUNCTION POINT  
INC, THE  
1241 TWINLEAF LN  
MADISON WI 53719

301jr 0708-224-1474-7  
Location: 301 Harbour Town Dr # 408  
SHPIGELMAN, YAKOV V  
& POLINA L GODOVICH  
301 HARBOUR TOWN DR # 408  
MADISON WI 53717

301jr 0708-224-1406-0  
Location: 301 Harbour Town Dr # 204  
SILVA, JAVIER  
301 HARBOUR TOWN DR # 204  
MADISON WI 53717

301jr 0708-224-1409-4  
Location: 301 Harbour Town Dr # 207  
SIMMONS, AARON J  
301 HARBOUR TOWN DR # 207  
MADISON WI 53717

301jr 0708-224-1463-0  
Location: 301 Harbour Town Dr # 331  
SMAVATKUL, CHANIGAN  
301 HARBOUR TOWN DR # 331  
MADISON WI 53717

301jr 0708-224-1462-2  
Location: 301 Harbour Town Dr # 330  
SMITH, ANTHONY  
301 HARBOUR TOWN DR # 330  
MADISON WI 53717

301jr 0708-224-1428-4  
Location: 301 Harbour Town Dr # 228  
SORENSEN, REBECCA A  
301 HARBOUR TOWN DR # 228  
MADISON WI 53717

301jr 0708-224-1458-1  
Location: 301 Harbour Town Dr # 326  
SOUKUP, ERIN O  
301 HARBOUR TOWN DR # 326  
MADISON WI 53717

301jr 0708-224-1452-3  
Location: 301 Harbour Town Dr # 320  
SQUIRE, KATHLEEN H  
301 HARBOUR TOWN DR # 320  
MADISON WI 53717

301jr 0708-224-1408-6  
Location: 301 Harbour Town Dr # 206  
STRUGALLA, PATRICIA A  
301 HARBOUR TOWN DR # 206  
MADISON WI 53717

301jr 0708-224-1488-8  
Location: 301 Harbour Town Dr # 424  
SWANSON, WILLIAM A  
& TATYANA P SWANSON  
301 HARBOUR TOWN DR # 424  
MADISON WI 53717

301jr 0708-224-1486-2  
Location: 301 Harbour Town Dr # 422  
THOMPSON, KATHY J  
301 HARBOUR TOWN DR # 422  
MADISON WI 53717

301jr 0708-224-0303-9  
Location: 278 Junction Rd  
UNIVERSITY OF WISCONSIN  
CREDIT UNION  
PO BOX 44963  
MADISON WI 53744-4963

301jr 0708-224-1444-0  
Location: 301 Harbour Town Dr # 310  
VAUGHN, THOMAS E  
9437 S HOYNE AVE  
CHICAGO IL 60620

301jr 0708-224-1494-5  
Location: 301 Harbour Town Dr # 430  
WAITE, MARY ELLEN  
& G GRAHAM WAITE  
6645 BYRNES PL  
MCLEAN VA 22101-4419

301jr 0708-224-1472-1  
Location: 301 Harbour Town Dr # 406  
WANG, XIAOHU  
& BAOZHI YUAN  
650 SAMUEL DR  
MADISON WI 53717